

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
AUGUST 9, 2017 7:00 PM
CITY HALL COUNCIL CHAMBERS
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** July 12, 2017
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA:** August 9, 2017

VIII. CONSENT CALENDAR

Consent calendar items are considered to be routine and may be approved in one motion at the discretion of the Chair. **For public hearing items, prior to actual Commission consideration, the Chair may open the public hearing and ask if anyone present wishes to discuss any consent calendar items. There will be no discussion of consent calendar items unless a member of the audience or the Commission asks to have the item removed from the consent calendar.** Persons who want to speak on any item on the consent calendar should come forward now and ask to have that item removed from the consent calendar. **Any items removed will be discussed in the order arranged by the Chair.**

- VIII-1 TASTE GOOD LIQUOR LICENSE – 76 & 82 S. Abel Street – P-UP17-0001:** A request for a Type 47 (On-sale General for Bona Fide Public Eating Place) Liquor License for an existing restaurant. The project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Lillian Hua, 408-586-3073, lhua@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-019 approving an amendment to Conditional Use Permit No. 757-A, subject to the attached Conditions of Approval.

IX. PUBLIC HEARING

ITEM DEFERRED TO AUGUST 23, 2017

AMENDED TENTATIVE PARCEL MAP – 1504-1620 S. Main Street – P-MM17-0001:
A request to amend an existing tentative parcel map entitlement for 1504-1620 S. Main St.

IX-1 NEW COMMERCIAL BUILDING – 0 Hanson Court – P-SD16-0011: A request to approve a Site Development Permit to allow the construction of a new 34 foot tall, one-story office building on an existing vacant lot located at the southeast end of Hanson Court. This project is categorically exempt from further CEQA review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. Project Planner, Michael Fossati, 408-586-3274, mfossati@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 17-021 approving Site Development Permit P-SD16-0011, subject to the attached Conditions of Approval.

IX-2 GENERAL PLAN/SPECIFIC PLAN/ZONING AMENDMENT - 1992 Tarob Ct., 551 Lundy Pl., 2001 Tarob Ct., 675 Trade Zone Blvd. - P-GP16-0005, P-ST16-0003, P-ZA16-0003; SITE DEVELOPMENT PERMIT/VESTING TENTATIVE MAP/CONDITIONAL USE PERMIT/ENVIRONMENTAL ANALYSIS - 1992 Tarob Ct. - P-SD16-0010, P-MT16-0004, P-UP16-0029, P-EA17-0003: An application for a General Plan Amendment, Specific Plan Amendment and Zoning Ordinance Amendment to change the land use designations of Industrial/MP to Multi-Family Residential/R3-TOD for 1992 Tarob Court, 551 Lundy Place, 2001 Tarob Court and 675 Trade Zone Blvd. Additionally, the application includes a request for a Site Development Permit, Vesting Tentative Map, Conditional Use Permit and Environmental Analysis to permit the development of 53 residential units on the 2.3 acre site located at 1992 Tarob Ct. In accordance with CEQA Section 21093(B) and CEQA Guidelines Section 15152(a), the project has been reviewed as an Addendum of the Milpitas Transit Area Specific Plan FEIR, which was certified in May 2008. Project Planner: Sarah Fleming, 408-586-3278, sfleming@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission receive the project presentation, open and close the public hearing and adopt Resolution No. 17-026, recommending approval of the above applications to the Milpitas City Council, subject to the Conditions of Approval.

X. NEW BUSINESS

NO ITEMS

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public.
Commissions, boards, councils and other agencies of the City exist to conduct the people's business.
This ordinance assures that deliberations are conducted before the people and the
City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall
455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
